

**CITY OF SAN DIEGO
M E M O R A N D U M**

DATE: July 19, 2007

TO: Elizabeth Maland, City Clerk

FROM: Gerri Bollenbach, Assistant Engineer

SUBJECT: Approval of the final map "College Grove Condominiums"

The City Engineer has examined and states that he can make the necessary findings to approve the final map "College Grove Condominiums". Pursuant to Section 125.0630 M.C., please place the following notice as an information item in the Council Docket for July 30, 2007.

NOTICE of Pending Final Map Approval

Notice is hereby given that the City Engineer has reviewed and will approve on the date of this City Council meeting that certain final map entitled "College Grove Condominiums" (T.M. No. 172907 PTS No. 108297), located on the west side of College Grove Drive between College Avenue and College Grove Way in the Mid-City: Eastern Area Community Plan area in Council District 7, a copy of which is available for public viewing at the office of the San Diego City Clerk. Specifically, the City Engineer has caused the map to be examined and has made the following findings:

- (1) The map substantially conforms to the approved tentative map, and any approved alterations thereof and any conditions of approval imposed with said tentative map.
- (2) The map complies with the provisions of the Subdivision Map Act and any local ordinances applicable at the time of approval of the tentative map.
- (3) The map is technically correct.

Said map will be finalized and recorded unless a valid appeal is filed. Interested parties will have 10 calendar days from the date of this Council hearing to appeal the above findings of the City Engineer to the City Council. A valid appeal must be filed with the City Clerk no later than 2:00 PM, 10 calendar days from the date of this City Council meeting stating briefly which of the above findings made by the City Engineer was improper or incorrect and the basis for that conclusion. If you have questions about the map approval findings or need additional information about the maps or your appeal rights, please feel free to contact Anne Hoppe at (619) 446-5290.

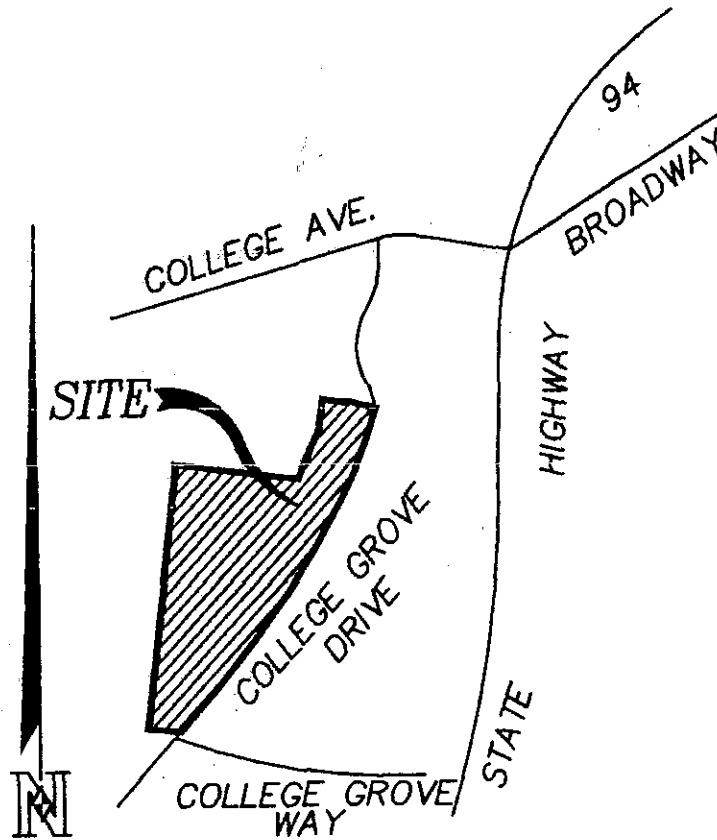
cc: W.O. 426696 PTS No. 108297

Attachments: Vicinity map, reduced copy of map

000627

COLLEGE GROVE CONDOMINIUMS

FINAL MAP



VICINITY MAP

NO SCALE

MAP NO.

SHEET 1 OF 3 SHEETS

COLLEGE GROVE CONDOMINIUMS

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF, OR ARE INTERESTED IN THE PROPERTY DESCRIBED WITHIN THE SUBDIVISION TO BE KNOWN AS COLLEGE GROVE CONDOMINIUMS AND WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP CONSISTING OF 3 SHEETS AND DESCRIBED IN THE CAPTION THEREOF.

IT IS OUR INTENT TO SUBORDINATE AND LATER CONVEY OUR ENTIRE INTEREST IN THE REAL PROPERTY SHOWN ON THIS MAP WITHIN THE HEAVY BORDER, INCLUDING ANY REVERSION RIGHTS THAT MAY EXIST WITHIN THE ADJOINING PUBLIC RIGHTS-OF-WAY, IF IT IS NOT OUR INTENT TO ALTER OR SEVER THE LEGITIMATE RIGHTS OF OTHERS WHO MAY HAVE A CLAIM ON THOSE REVERSION RIGHTS THROUGH PRIOR CONVEYANCE.

WE HEREBY DEDICATE TO THE PUBLIC THAT PORTION OF COLLEGE GROVE DRIVE FOR USE AS A PUBLIC STREET AND APPURTENANCES THEREON ALL AS SHOWN ON THIS MAP WITHIN THIS SUBDIVISION AND DESIGNATED PORTION OF COLLEGE GROVE DRIVE DEDICATED HEREIN.

WE HEREBY GRANT TO THE CITY OF SAN DIEGO, A MUNICIPAL CORPORATION THE EASEMENT WITHIN THE RIGHT OF INGRESS AND EGRESS FOR THE CONSTRUCTION AND MAINTENANCE OF SENIOR FACILITIES, ALL AS SHOWN ON THIS MAP WITHIN THIS SUBDIVISION DESIGNATED AS "SENIOR EASEMENT GRANTED HEREIN". RESERVING, HOWEVER, TO THE OWNER OF THE FEE UNDERLYING SAID EASEMENT HEREIN GRANTED THE CONTINUED USE OF THE SURFACE OF SAID REAL PROPERTY AND SUBJECT TO THE FOLLOWING CONDITIONS: THE ERECTING OF BUILDINGS, MASONRY WALLS, MASONRY FENCES AND OTHER STRUCTURES, OR THE PLANTING OR GROWING OF TREES OF SHRUBS, OR CHANGING THE SURFACE GRADE, OR THE INSTALLATION OF PRIVATELY OWNED PREMISES SHALL BE PROHIBITED UNLESS AN ENCROACHMENT PERMIT IS FIRST OBTAINED FROM THE CITY ENGINEER PURSUANT TO THE MUNICIPAL CODE.

WE HEREBY GRANT TO THE CITY OF SAN DIEGO, A MUNICIPAL CORPORATION THE EASEMENT WITHIN THE RIGHT OF INGRESS AND EGRESS FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, ALL AS SHOWN ON THIS MAP WITHIN THIS SUBDIVISION DESIGNATED AS "DRAINAGE EASEMENT GRANTED HEREIN". RESERVING, HOWEVER, TO THE OWNER OF THE FEE UNDERLYING SAID EASEMENT HEREIN GRANTED THE CONTINUED USE OF THE SURFACE OF SAID REAL PROPERTY AND SUBJECT TO THE FOLLOWING CONDITIONS: THE ERECTING OF BUILDINGS, MASONRY WALLS, MASONRY FENCES AND OTHER STRUCTURES, OR THE PLANTING OR GROWING OF TREES OF SHRUBS, OR CHANGING THE SURFACE GRADE, OR THE INSTALLATION OF PRIVATELY OWNED PREMISES SHALL BE PROHIBITED UNLESS AN ENCROACHMENT PERMIT IS FIRST OBTAINED FROM THE CITY ENGINEER PURSUANT TO THE MUNICIPAL CODE.

WE HEREBY GRANT TO THE CITY OF SAN DIEGO, A MUNICIPAL CORPORATION, THE EASEMENT FOR GENERAL UTILITY UNDER, UNDER, UPON, AS SHOWN ON THIS MAP WITHIN THIS MAP AND IDENTIFIED AS "GENERAL UTILITY EASEMENT GRANTED HEREIN", INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR THE REPAIR, MAINTENANCE, AND ALTERATION OF ANY UTILITY EQUIPMENT OR FACILITY SITUATED IN OR ON SAID EASEMENTS, RESERVING, HOWEVER, TO THE OWNER OF THE FEE UNDERLYING SAID EASEMENT HEREIN GRANTED (1) THE CONTINUED USE OF THE SURFACE OF SAID REAL PROPERTY SUBJECT TO THE FOLLOWING CONDITIONS: THE CHANGING OF THE SURFACE GRADE AND THE INSTALLATION OF PRIVATELY OWNED UTILITIES, WHICH MAY INCLUDE SENIOR AND WATER MAINS, WATER SERVICES AND SENIOR LATERALS, CONDUITS, STORM DRAINAGE, FIRE HYDRANTS, ELECTRICAL WIRING ETC. SHALL BE PROHIBITED UNLESS AN ENCROACHMENT PERMIT IS FIRST OBTAINED FROM THE CITY ENGINEER PURSUANT TO THE MUNICIPAL CODE.

WE HEREBY GRANT TO THE CITY OF SAN DIEGO, A MUNICIPAL CORPORATION, THE EASEMENT FOR RIGHT VISIBILITY, ALL AS SHOWN ON THIS MAP WITHIN THIS MAP AND IDENTIFIED AS "RIGHT VISIBILITY EASEMENT GRANTED HEREIN". TREES, SLOPES, LANDSCAPE OR ANY OTHER OBJECT THAT MAY BLOCK THE VISIBILITY, SHALL BE PROHIBITED UNLESS AN ENCROACHMENT PERMIT IS FIRST OBTAINED FROM THE CITY ENGINEER PURSUANT TO THE MUNICIPAL CODE.

WE HEREBY GRANT TO THE CITY OF SAN DIEGO, A MUNICIPAL CORPORATION THE EASEMENT WITHIN THE RIGHT OF INGRESS AND EGRESS FOR THE CONSTRUCTION AND MAINTENANCE OF FLOOD STORAGE FACILITIES, ALL AS SHOWN ON THIS MAP WITHIN THIS SUBDIVISION DESIGNATED AS "FLOOD STORAGE EASEMENT GRANTED HEREIN". RESERVING, HOWEVER, TO THE OWNER OF THE FEE UNDERLYING SAID EASEMENT HEREIN GRANTED THE CONTINUED USE OF THE SURFACE OF SAID REAL PROPERTY AND SUBJECT TO THE FOLLOWING CONDITIONS: THE ERECTING OF BUILDINGS, MASONRY WALLS, MASONRY FENCES AND OTHER STRUCTURES, OR THE PLANTING OR GROWING OF TREES OF SHRUBS, OR CHANGING THE SURFACE GRADE, OR THE INSTALLATION OF PRIVATELY OWNED PREMISES SHALL BE PROHIBITED UNLESS AN ENCROACHMENT PERMIT IS FIRST OBTAINED FROM THE CITY ENGINEER PURSUANT TO THE MUNICIPAL CODE.

COLLEGE GROVE, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____
NAME: _____ TITLE: PRESIDENT

THE MAP SECURES VESTED DEVELOPMENT RIGHTS AND THE RIGHTS THIS VESTED SHALL REMAIN IN EFFECT FOR TWO YEARS FROM THE DATE OF RECORDATION.
(REV. MUNICIPAL CODE SECTION 125.01.13)

BEING A SUBDIVISION OF LOT 3 OF COLLEGE GROVE CENTER, MAP NO. 3586, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, TOGETHER WITH PORTIONS OF COLLEGE GROVE DRIVE, TO PUBLIC USE.
AN EASEMENT FOR STORM DRAIN PURPOSES GRANTED TO THE CITY OF SAN DIEGO, RECORDED NOVEMBER 10, 1959 IN BOOK 7873, PAGE 333 OF OFFICIAL RECORDS IS NOT SHOWN WITHIN THIS MAP BECAUSE IT HAS BEEN VACATED PURSUANT TO SECTION 06434 (G) OF THE SUBDIVISION MAP ACT.
THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 15300, ET SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE COUNCIL OF THE CITY OF SAN DIEGO RESOLUTION NUMBER R-301300 DATED MARCH 20, 2008 APPROVES FOURTY-FIVE (45) RESIDENTIAL CONDOMINIUM UNITS.

THIS IS A MAP OF A PLANNED RESIDENTIAL DEVELOPMENT PROJECT AS DEFINED IN THE SAN DIEGO LAND DEVELOPMENT CODE.

SUBDIVISION GUARANTEE BY: FIRST AMERICAN TITLE COMPANY ORDER NUMBER 23333398

JOINT USE AGREEMENT:

IN LIEU OF DEDICATION, SAN DIEGO GAS AND ELECTRIC COMPANY HEREBY CONSENTS THAT PUBLIC STREETS MAY BE CONSTRUCTED AND MAINTAINED OVER, UPON AND ACROSS PORTIONS OF SAN DIEGO GAS AND ELECTRIC COMPANY'S EASEMENTS AND RIGHT-OF-WAYS RECORDED _____ OF OFFICIAL RECORDS OF SAN DIEGO COUNTY, LYING WITHIN THE BOUNDARY OF THE FOLLOWING STREET: _____ HEREINAFTER REFERRED TO AS AREAS SUBJECT TO THE FOLLOWING:

(A) IN THE EVENT THAT THE FUTURE USE OR ALTERATION OF SAID AREAS BY THE CITY FOR STREETS OR PUBLIC IMPROVEMENTS INCIDENTAL THEREON, SHALL AT ANY TIME OR TIMES NECESSITATE A REARRANGEMENT, RELOCATION OR RECONSTRUCTION OF ANY OF THE COMPANY'S FACILITIES OR THE ACQUISITION OF ADDITIONAL PROPERTY EASEMENTS, OR BOTH, PURSUANT THERETO, THE SAME SHALL BE PERFORMED BY COMPANY, OR BY ANY OTHER PARTY WITH THE CONSENT OF COMPANY, AT THE COST OF THE CITY.

(B) IN THE EVENT THAT THE FUTURE USE OF SAN DIEGO GAS AND ELECTRIC COMPANY'S EASEMENTS OR PROPERTIES BY COMPANY SHALL AT ANY TIME OR TIMES NECESSITATE A REARRANGEMENT, RELOCATION OR RECONSTRUCTION OF THE PUBLIC IMPROVEMENTS INCIDENTAL THERETO, THE SAME SHALL BE PERFORMED AT THE COST OF THE COMPANY.

(C) ALL USES OF SAID AREAS BY OTHER PARTY SHALL BE SUCH AS WILL NOT PERMANENTLY INTERRUPT THE USE OR OPERATION OF THE FACILITIES THEREIN OF THE PARTY; USES OF SAID AREAS BY OTHER PARTY WHICH TEMPORARILY INTERFERE WITH THE USE OF THE OTHER PARTY, WILL BE MADE ONLY WHEN REASONABLY NECESSARY AND WILL BE PROMPTLY TERMINATED AS SOON AS THE NECESSITY THEREFOR NO LONGER EXISTS.

(D) SAN DIEGO GAS AND ELECTRIC COMPANY RETAINS THE RIGHT TO REVIEW AND APPROVE OF SPECIFIC LOCATIONS OF ALL FACILITIES WITHIN ITS EASEMENT TO AVOID CONFLICT WITH EXISTING AND FUTURE COMPANY FACILITIES. SUCH APPROVALS SHALL BE GRANTED BY SAN DIEGO GAS AND ELECTRIC COMPANY'S LETTER OF PERMISSION FOR GRADING AND CONSTRUCTION OF IMPROVEMENTS AND APPROVALS SHALL NOT BE UNREASONABLY WITHHELD.

(E) IF THE CITY SHALL HEREAFTER VACATE OR ABANDON IN WHOLE OR IN PART, THE AREAS WHICH ARE OCCUPIED BY SAN DIEGO GAS AND ELECTRIC COMPANY'S EASEMENTS OR PROPERTIES, THE CITY SHALL, IN THE VACATION OR ABANDONMENT PROCEEDINGS, RESERVE TO COMPANY ALL RIGHTS OWNED TO COMPANY PRIOR TO THE EXECUTION OF THIS CERTIFICATE.

(F) EXCEPT AS EXPRESSLY HEREIN SET FORTH, THIS AGREEMENT SHALL NOT IN ANY WAY ALTER, MODIFY OR TERMINATE ANY OF COMPANY'S PRIOR RIGHTS IN SAID AREA. IN WITNESS WHEREOF, SAN DIEGO GAS AND ELECTRIC COMPANY HAS CAUSED THIS INSTRUMENT TO BE EXECUTED UNDER ITS CORPORATE NAME AND BY ITS PROPER OFFICER THEREunto DULY AUTHORIZED, THIS _____ DAY OF _____, 2007.

SAN DIEGO GAS AND ELECTRIC COMPANY, A CORPORATION

BY: _____
MANAGER
LAND AND ENVIRONMENTAL DEPT.

THE SIGNATURE OF THE CITY OF SAN DIEGO, OWNER OF A RIGHT OF WAY FOR STREET PURPOSES AS DEDICATED PER MAP 3586, AN EASEMENT FOR SENIOR, WATER, DRAINAGE AND FLOOD STORAGE PURPOSES, AN EASEMENT FOR PUBLIC SENIOR AND WATER MAIN AS DISCLOSED IN DEED RECORDED SEPTEMBER 10, 1959, AS BOOK 7873, PAGE 333 OF OFFICIAL RECORDS, OF SAN DIEGO COUNTY HAVE BEEN OBTAINED UNDER THE PROVISIONS OF SECTION 06434, SUBSECTION (A)(3)(A)(V) OF THE SUBDIVISION MAP ACT, SINCE THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE GOVERNING BODY.

THE SIGNATURE OF SAN DIEGO GAS AND ELECTRIC COMPANY, OWNERS OF AN EASEMENT FOR ELECTRIC UTILITIES AS DISCLOSED IN DEED RECORDED AUGUST 28, 1973 AS INSTRUMENT ON 1973-243862 OF OFFICIAL RECORDS, OF SAN DIEGO COUNTY HAVE BEEN OBTAINED UNDER THE PROVISIONS OF SECTION 06434, SUBSECTION (A)(3)(A)(V) OF THE SUBDIVISION MAP ACT, SINCE THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE GOVERNING BODY.

STATE OF CALIFORNIA }
COUNTY OF SAN DIEGO }

ON _____ BEFORE ME, _____ A
NOTARY PUBLIC PERSONALLY APPEARED
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND

SIGNATURE _____
MY COMMISSION EXPIRES ON _____, 20____, COUNTY, _____
PRINCIPAL PLACE OF BUSINESS IN _____, _____, _____

STATE OF CALIFORNIA }
COUNTY OF SAN DIEGO }

ON _____ BEFORE ME, _____ A
NOTARY PUBLIC PERSONALLY APPEARED
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND

SIGNATURE _____
MY COMMISSION EXPIRES ON _____, 20____, COUNTY, _____
PRINCIPAL PLACE OF BUSINESS IN _____, _____, _____

I, CLERK OF THE CITY OF SAN DIEGO, CALIFORNIA, HEREBY CERTIFY THAT THE CITY ENGINEER HAS APPROVED THIS SUBDIVISION MAP. I ALSO CERTIFY THAT PROPER PUBLIC NOTICE HAS BEEN GIVEN OF THAT APPROVAL ON _____, 2007, AND THAT THE LEGAL APPEAL PERIOD HAS EXPIRED.

I FURTHER CERTIFY THAT EASEMENT LISTED HEREON AS BEING VACATED OR ABANDONED PURSUANT TO SECTION 06434(G) OF THE SUBDIVISION MAP ACT ARE HEREBY VACATED OR ABANDONED BY THE RECDORATION OF THIS MAP ACCORDING TO CITY COUNCIL RESOLUTION NO. _____ ADOPTED _____, 2007, AND I ALSO HAVE ACCEPTED THOSE ITEMS LISTED IN THE CERTIFICATE SIGNED BY THE OWNERS UNDER THE CONDITIONS EXPRESSED THEREIN.

IN WITNESS WHEREOF, THESE PRESENTS, I HEREBY EXECUTE AND ATTEST BY SEAL THIS _____ DAY OF _____, 2007.

ELIZABETH MALAND

BY: _____
DEPUTY CITY CLERK

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF COLLEGE GROVE LLC, ON JUNE 1ST, 2008, AND I CERTIFY THAT SAID SURVEY IS TRUE AND COMPLETE AS SHOWN AND THAT ALL MONUMENTS FOUND TOGETHER WITH THOSE SET ARE OF THE CHARACTER INDICATED AND OCCUPY THE POSITIONS SHOWN THEREON. I WILL SET ALL OTHER MONUMENTS OF CHARACTER AND AT POSITIONS INDICATED BY THE LEGEND ON THIS MAP WITHIN TWO YEARS OF THE RECORDATION OF THIS MAP AND ALL MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. (SEE LEGEND SHEET 2)

I HEREBY STATE THAT THIS SUBDIVISION MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY,

D.K. NASLAND, LS 3562 DATE _____
EXPIRATION DATE: 09/30/2007



I HEREBY STATE THAT THIS MAP WAS EXAMINED BY ME OR UNDER MY DIRECT SUPERVISION, THAT IT SUBSTANTIALLY CONFORMS TO THE TENTATIVE MAP, IF ANY, AND ANY APPROVED ALTERATIONS THEREOF; THAT IT COMPLES WITH THE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP AND THAT IT IS TECHNICALLY CORRECT.

I CERTIFY THAT THERE ARE NO UNPAID BONDS ISSUED UNDER THE STREET IMPROVEMENT ACTS OF THE STATE OF CALIFORNIA AGAINST THIS SUBDIVISION.

HOSSEIN RUMI
CITY ENGINEER

BY: _____
XUNE L. HOPPE, DEPUTY CITY ENGINEER
LS 7196

DATE: _____

I, CLERK OF THE BOARD OF SUPERVISORS, HEREBY CERTIFY THAT THE PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 7 OF THE GOVERNMENT CODE) REGARDING (A) DEPOSITS FOR TAXES, AND (B) CERTIFICATION OF THE ABSENCE OF LIENS FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES EXCEPT THOSE NOT YET PAYABLE, HAVE BEEN COMPLIED WITH.

THOMAS J. PASTUSZKA
CLERK OF THE BOARD OF SUPERVISORS

DATE: _____

BY: _____
DEPUTY

FILE NO. _____

FILED THIS _____ DAY OF _____, 2007 AT _____, IN BOOK _____ OF _____, AT PAGE _____, AT THE REQUEST OF D.K. NASLAND

COUNTY RECORDER BY: _____
DEPUTY COUNTY RECORDER

FEES: \$12.00

NE JOB NO. 106-243.1
NASLAND ENGINEERING
CITY ENGINEERING • SURVEYING • LAND PLANNING
1740 Balfour Street, San Diego, California 92111 • 619-599-7799

V.T.M. 172907 CCS 83 1848-6311 L.C. 208-1751 P.T.S. NO. 108297 J.O. NO. 426696

MAP NO.

SHEET 2 OF 3 SHEETS

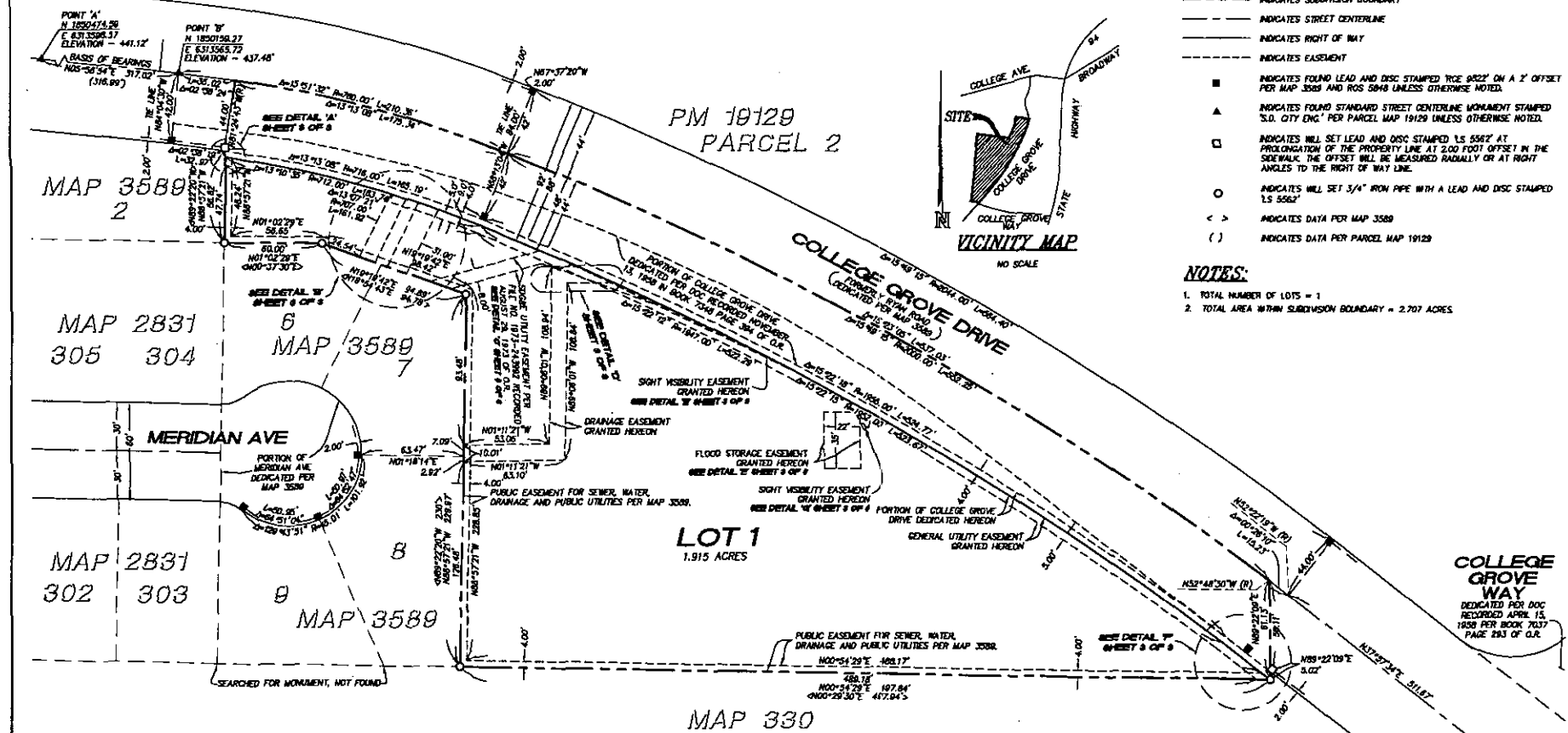
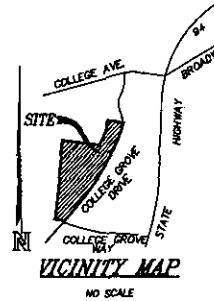
COLLEGE GROVE CONDOMINIUMS

LEGEND

- INDICATES SUBDIVISION BOUNDARY
- INDICATES STREET CENTERLINE
- INDICATES RIGHT OF WAY
- INDICATES EASEMENT
- INDICATES FOUND LEAD AND DISC STAMPED "ICE 9522" ON A 2" OFFSET PER MAP 3589 AND ROS 5048 UNLESS OTHERWISE NOTED.
- ▲ INDICATES FOUND STANDARD STREET CENTERLINE MONUMENT STAMPED "S.D. CITY ENG." PER PARCEL MAP 19129 UNLESS OTHERWISE NOTED.
- INDICATES WELL SET LEAD AND DISC STAMPED "S 5567" AT PROLONGATION OF THE PROPERTY LINE AT 2.00 FOOT OFFSET IN THE SIDEWALK. THE OFFSET WILL BE MEASURED RADIAL OR AT RIGHT ANGLES TO THE RIGHT OF WAY LINE.
- INDICATES WELL SET 3/4" IRON PIPE WITH A LEAD AND DISC STAMPED "S 5567"
- < > INDICATES DATA PER MAP 3589
- () INDICATES DATA PER PARCEL MAP 19129

NOTES:

1. TOTAL NUMBER OF LOTS = 1
2. TOTAL AREA WITHIN SUBDIVISION BOUNDARY = 2.707 ACRES



CCS 83 BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS MAP IS CALIFORNIA COORDINATE SYSTEM, CCS 83, ZONE 8, EPOCH 1981.35. MEASUREMENTS TO POINTS 'A' AND 'B' ARE SHOWN HEREON. POINTS 'A' AND 'B' ARE ESTABLISHED FROM G.P.S. STATION 1180 AND G.P.S. STATION 1101 PER RECORD OF SURVEY NO. 14492.

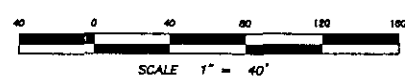
BEARING 'A' - 'B' = S 05°56'54" W

QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN TERMS OF S&D SYSTEM.

THE COMBINED SCALE FACTOR AT STATION 'A' IS 0.9999915
GRID DISTANCE = (GROUND DISTANCE X COMBINED SCALE FACTOR)



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V.T.M. 172907	CCS 83 1848-6311	L.C. 208-1751	P.T.S. NO. 108297	J.O. NO. 426696
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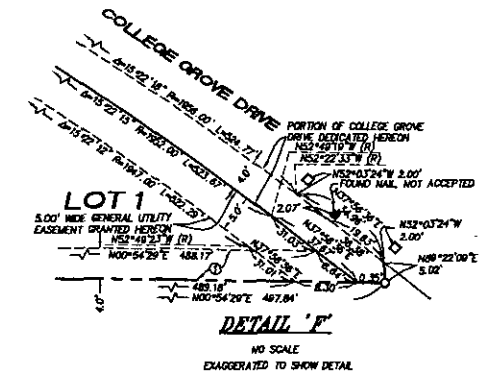
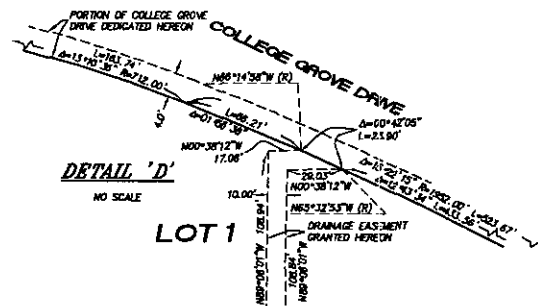
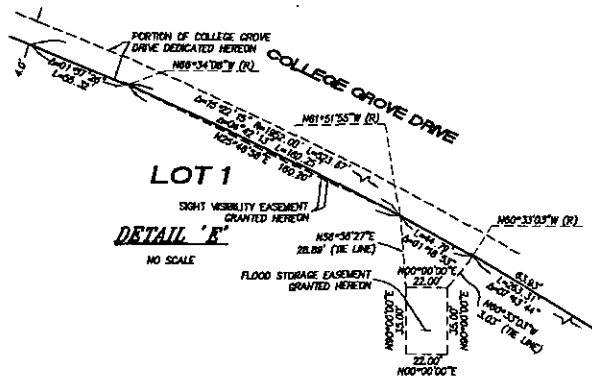
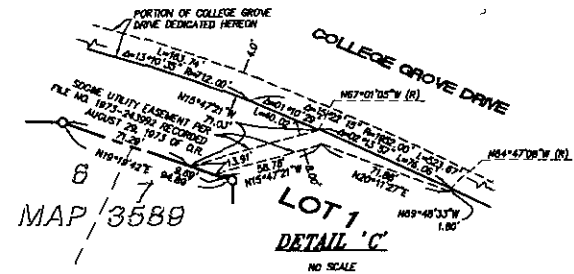
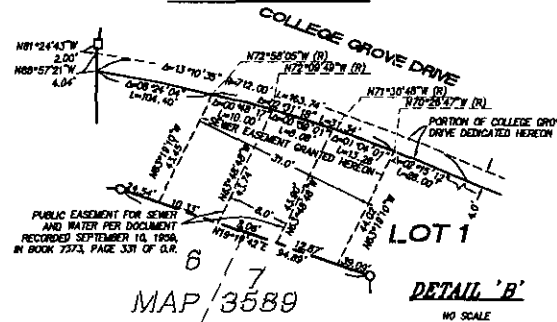
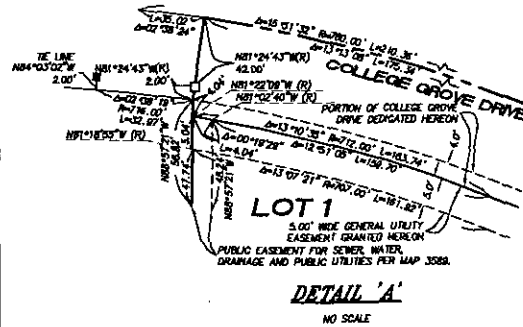
000630

COLLEGE GROVE CONDOMINIUMS DETAILS

CONVERGENCE
 $\Delta = -0^{\circ}20'33.84''$
AT POINT A

GEODETIC NORTH

CCS83 GRID NORTH



EASEMENTS

- EXISTING EASEMENT FOR SEWER, WATER, DRAINAGE AND PUBLIC UTILITIES PER MAP 3589.
- EXISTING EASEMENT FOR PUBLIC STREET GRANTED TO CITY OF SAN DIEGO PER DOCUMENT RECORDED NOVEMBER 13, 1959 IN BOOK 7348 PAGE 394 OF OFFICIAL RECORDS.
- EXISTING EASEMENT FOR PUBLIC SEWER AND A WATER MAIN OR WATER MAINS GRANTED TO CITY OF SAN DIEGO PER DOCUMENT RECORDED SEPTEMBER 10, 1959, IN BOOK 7373, PAGE 331 OF OFFICIAL RECORDS.
- EXISTING EASEMENT FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY FOR ALL PURPOSES FOR WHICH IT MAY BE USED, UNDERGROUND FACILITIES AND ABOVE GROUND STRUCTURES GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY PER FILE NO. 1973-243982 RECORDED AUGUST 28, 1973 OF OFFICIAL RECORDS.

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